

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use of the land from Partly Water body and Partly Recreational Use Zone to Residential Use Zone in Sy.No. 89(P) of Miyapur Village, Serilingampally Mandal, R.R. district to an extent of 3338.63 Sq.Mtrs (i.e., excluding the area affected in FTL and area affected in 30 mtr Green Belt from FTL) – Draft variation – Notification – Confirmation – Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**G.O.Ms.No. 241**

**Dated: 27.06.2011.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.10697/MP1 /Plg/H/ 2006, Dated: 31.01.2008 and dated: 13.04.2009.
2. From the District Collector, Ranga Reddy district Lr.No.D1/65/2008, Dated:27.09.2008.
3. Government Memo No. 2115/I1/2008, Municipal Administration & Urban Development Department, Dated: 26.02.2010.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.10697/MP1/Plg/HMDA/2006, Dated: 14.06.2011.

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**ORDER:**

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in the letter 1<sup>st</sup> read above has stated that, as per report of the District Collector, Ranga Reddy District vide letter 2<sup>nd</sup> read above, the land in question admeasuring 3338.63 Sq.Mtrs in Sy.No.89 (P) of Miyapur Village is out side the F.T.L. Therefore it was recommended to consider the proposal. Hence, the draft variation to the land use envisaged in the notified Zonal Development Plan for Shamburpur Zone of non-Municipal area, issued in Government Memo 3<sup>rd</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 109, Part-I, dated: 04.03.2010. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.3,33,873/- (Rupees Three lakhs Thirty Three thousands Eight hundred and Seventy Three only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 30.06.2011.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B. SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**To**

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. ( in name cover)  
The District Collector, Ranga Reddy District, Hyderabad.  
Sf /Sc

// FORWARDED :: BY ORDER //

**SECTION OFFICER**

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Shamburpur Zone of non-Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 109, Part-I, dated: 04.03.2010 as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy.No. 89(P) of Miyapur Village, Serilingampally Mandal, R.R. district to an extent of 3338.63 Sq.Mtrs (i.e., excluding the area affected in FTL and area affected in 30 mtr Green Belt from FTL), which is presently earmarked for partly water body & partly Recreational use zone in the notified Zonal Development Plan for Shamburpur zone of non-Municipal area is now proposed to be designated as Residential use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
13. that the applicant shall develop the 30' wide layout road as access to the site under reference after obtaining necessary clearance from Collector, R.R. District (as the said road portion is falling within the FTL of Patel Cheruvu) without disturbing the inflow channel to the tank.
14. the applicant shall maintain 30.00 mtrs wide green buffer zone all along FTL.
15. that the culvert is to be constructed only in the land admeasuring Ac. 1.25 gts situated outside the FTL in Sy.No. 89 of Miyapur Village of the Patta Land and it must lead to Sy.No. 3A and 3AA for Ramannaguda Village and beyond the FTL Limits without causing any damage to the inflow of Patel Chervu.
16. that the CLU is only for the extent of area falling outside the FTL and its buffer and subject to maintaining of FTL and buffer.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Sy.No. 90 & 91 of Miyapur (V)

**SOUTH:** Sy.No. 89(P) of Miyapur (V)

**EAST :** Sy.No. 4 of Miyapur (V)

**WEST :** Sy.No. 70 of Miyapur (V)

**B. SAM BOB  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**SECTION OFFICER**